



1348 Derry Side Road

Ashton



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Elegant and sophisticated solid stone home lovingly cared for and meticulously restored while maintaining the original old world charm character. Steeped in history and quality crafted c.1877. Modern upgrades, features and conveniences have been thoughtfully integrated throughout this enchanted residence. Set centrally upon 138 acres, surrounded with mature trees, flowering bushes, extensive perennial gardens, waterfall and tranquil pond. Several improved barns and outbuildings compliment this historic homestead. The land consists of 100 acres of rich and fertile farmland, 38 acres of mature majestic forest and fenced pasture meadows. Some of the fine features include custom solid Cherrywood cabinetry & granite counters in the spacious eat-in country kitchen, a gas fireplace in the expansive family room with an abundance of windows & rich hardwood floors, a main floor office with Cherrywood cabinets, a large primary bedroom with luxurious ensuite & walk-in closet. Original refinished, wide plank pine flooring, throughout most of the home, restored, original trim, doors, sconces and ceiling medallions. Main floor, laundry room, a spacious foyer and centre hall plan. Located in the peaceful Ashton countryside minutes to Ashton and having paved access to Highway 7. A rare opportunity.



PROPERTY FEATURES

- Elegant solid stone home, built circa 1877
- Lovingly restored with original old-world charm preserved
- Thoughtful integration of modern upgrades and conveniences
- Set on 138 acres with mature trees, gardens, waterfall, and pond
- 100 acres of fertile farmland + 38 acres of mature forest & fenced pastures
- Improved barns and outbuildings complement the property
- Peaceful countryside location near Ashton with paved access to Hwy 7
- Rare opportunity to own a historic and fully upgraded estate



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Property Inclusions:

- Fridge, stove, range hood, washer, dryer, all light fixtures, water treatment system, 1 freezer in basement, hot water tank, window blinds.

Exclusions:

- Chandelier in living room. masonry & concrete garden statues, bird baths, chairs, stools and table



Room Dimensions:

Main Level:

- Foyer 15'7" x 11'6"
- Living Room 16'8" x 15'7"
- Dining Room 15'7" x 12'3"
- Eat-in Kitchen 17'8" x 14'4"
- Family Room 12'11" x 12'8"

- Den 12'11" x 12'9"
- Office 9'2" x 7'2"
- Laundry 7'3" x 7'2"
- 4pc Bathroom 7'3" x 5'5"

2nd Level:

- Primary Bedroom 12'11" x 12'0"
- 4pc Ensuite 9'0" x 7'10"
- Bedroom 11'3" x 9'10"
- Bedroom 12'7" x 8'2"
- Bedroom 9'7" x 8'8"
- Study 13'0" x 5'10"



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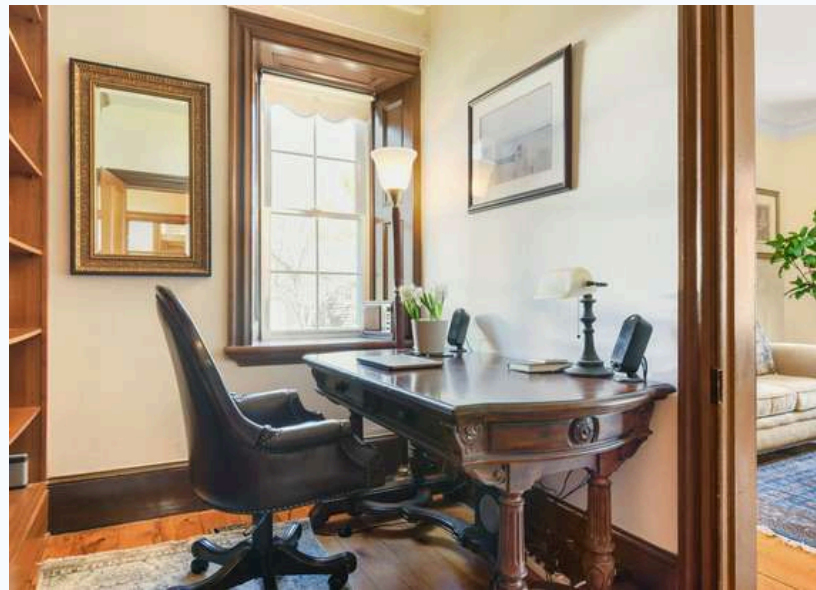


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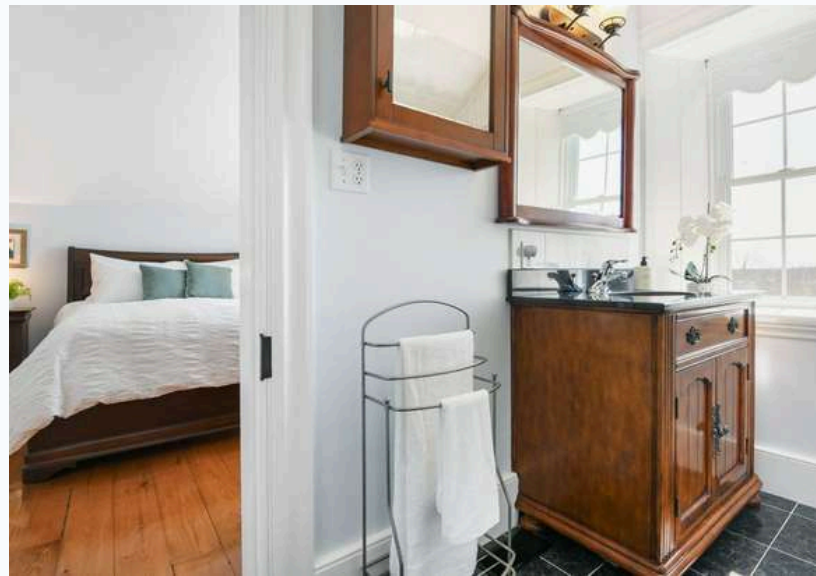


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FLOORPLANS

1348 Derry Side Rd, Ashton, ON

Main Floor (see Notes) Exterior Area 1960.41 sq ft
Interior Area 1668.99 sq ft





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FLOORPLANS

1348 Derry Side Rd, Ashton, ON

2nd Floor Exterior Area 1106.14 sq ft
Interior Area 886.06 sq ft
Excluded Area 10.64 sq ft



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